

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	389 W. Grace St.	Date:	April 12, 2016
Perm. Parcel No:	812-30-056	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Frechic and Gartrell Dickson	Maximum Occupancy:	4 persons
Mail to:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

HEALTH/SAFETY ITEMS (Items need to be done PRIOR to occupancy):

1. Install a new smoke detector in all sleeping rooms.

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially in the backyard.
2. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout. Repair/ replace missing/damaged aluminum siding. Power wash window and door awnings. Scrape and paint window and door awnings.
3. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal or vinyl.
4. Fences must be plumb, structurally sound, free of deterioration, and painted. Repair or replace wood stockade fence accordingly.
5. Scrape and paint gas chimney and repair chimney cap.
6. Repair fireplace chimney.

GARAGE:

1. Scrape and paint the entire garage or install new vinyl siding on garage. Replace damaged wood siding and wood trim.
2. Scrape and paint or completely replace the overhead door. Repair windows in the overhead door.
3. Replace the man door and framing with a new door.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

Certificate of Inspection
389 W. Grace St.
Frechic & Gartrell Dickson
April 12, 2016

EXTERIOR ITEMS:

1. Clean, repair or replace any missing and damaged gutters and downspouts on house and garage as needed.
2. All doors must open and close properly. Repair or replace the patio enclosure door accordingly.
3. All exterior light fixtures must be properly maintained and operate normally.
4. Remove the dead tree and tree limbs, including the stump. Remove the tree stumps in the side and rear yard.
5. Trim all trees, bushes and/or shrubbery on the property, especially in back yard and around garage.
6. Replace damaged wood on shed and scrape and paint after repair are made.
7. Make repairs to patio enclosure windows, screens and sliding door.

GENERAL GARAGE ITEMS:

1. Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Remove and replace the broken or deteriorated asphalt drive that is deteriorated.

GENERAL ELECTRICAL ITEMS:

1. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses. Redo the house electric panel.

GENERAL PLUMBING ITEMS:

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

KITCHEN ITEMS:

1. GFCI-protected electrical outlets must be present on both sides of the sink. Install an additional outlet on the left and right side of the sink.

BATH ITEMS

1. Caulk or Grout the base of toilet leaving ½" in rear without caulk. (Install toilet bowl bolt caps)
2. Caulk backsplash of sink.

INTERIOR ITEMS:

1. Patch all minor/major cracks and holes in interior walls and ceilings and repaint as needed.
2. Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen that is not damaged or torn.
3. Ensure that all fireplace dampers are intact and that they open and close properly.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**